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## 5.12 Public Services

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This section provides a discussion and analysis of public services that may be affected by the development of the Proposed Project. Existing public agencies that will provide services to the Project Site are identified and evaluated for potential impacts that could occur as a result of project implementation.

### 5.12.1 Existing Conditions

The Project Site is located within the service areas of several public service agencies. The Orange County Fire Authority (OCFA), the Orange County Sheriff's Department (OCSD), and the Placentia-Yorba Linda Unified School District (District) are agencies scheduled to provide public services within the Project Area in the immediate future. Locations of each service provider are depicted on Exhibit 5-106 – Public Facilities Recreation Locations.

#### 1. Police Services

The Project Site is located within the OCSD's North Operation service area. The Sheriff's North Patrol provides police services for residents of unincorporated areas adjacent to the City of Yorba Linda (City). Existing communities adjacent to the Project Site within the City have been provided police protection services through a contract between the City and the OCSD since January 2013. Law enforcement services include patrol, general and special crime investigation, traffic enforcement, collision investigation, parking enforcement, and a crime prevention unit. Sheriff's deputies are based at a substation located at 20994 Yorba Linda Boulevard. The standard for response time, as confirmed by OCSD, is five minutes within the areas served by the OCSD. Recently recorded response times are fewer than five minutes.<sup>35</sup>

#### 2. Fire/Paramedic Services

The Proposed Project is within the service and response area of the OCFA for fire protection and paramedic emergency response. Currently the OCFA provides fire protection services to the City and maintains a fire/paramedic station at 20990 Yorba Linda Boulevard at San Antonio Road (Fire Station 32).

Current staffing at Fire Station 32 includes three captains, three engineers, and nine firefighters.

#### Acronyms used in this section:

CEQA	California Environmental Quality Act
DEIR	Draft Environmental Impact Report
FPEP	Fire Protection and Evacuation Plan
GP	General Plan
IS/NOP	Initial Study/Notice of Preparation
OCFA	Orange County Fire Authority
OCSD	Orange County Sheriff's Department
SOI	Sphere of Influence
VHFHSZ	Very High Fire Hazard Severity Zone

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<sup>35</sup> Personal communication with Lt. Bob Wren, OCSD, 11/14/13

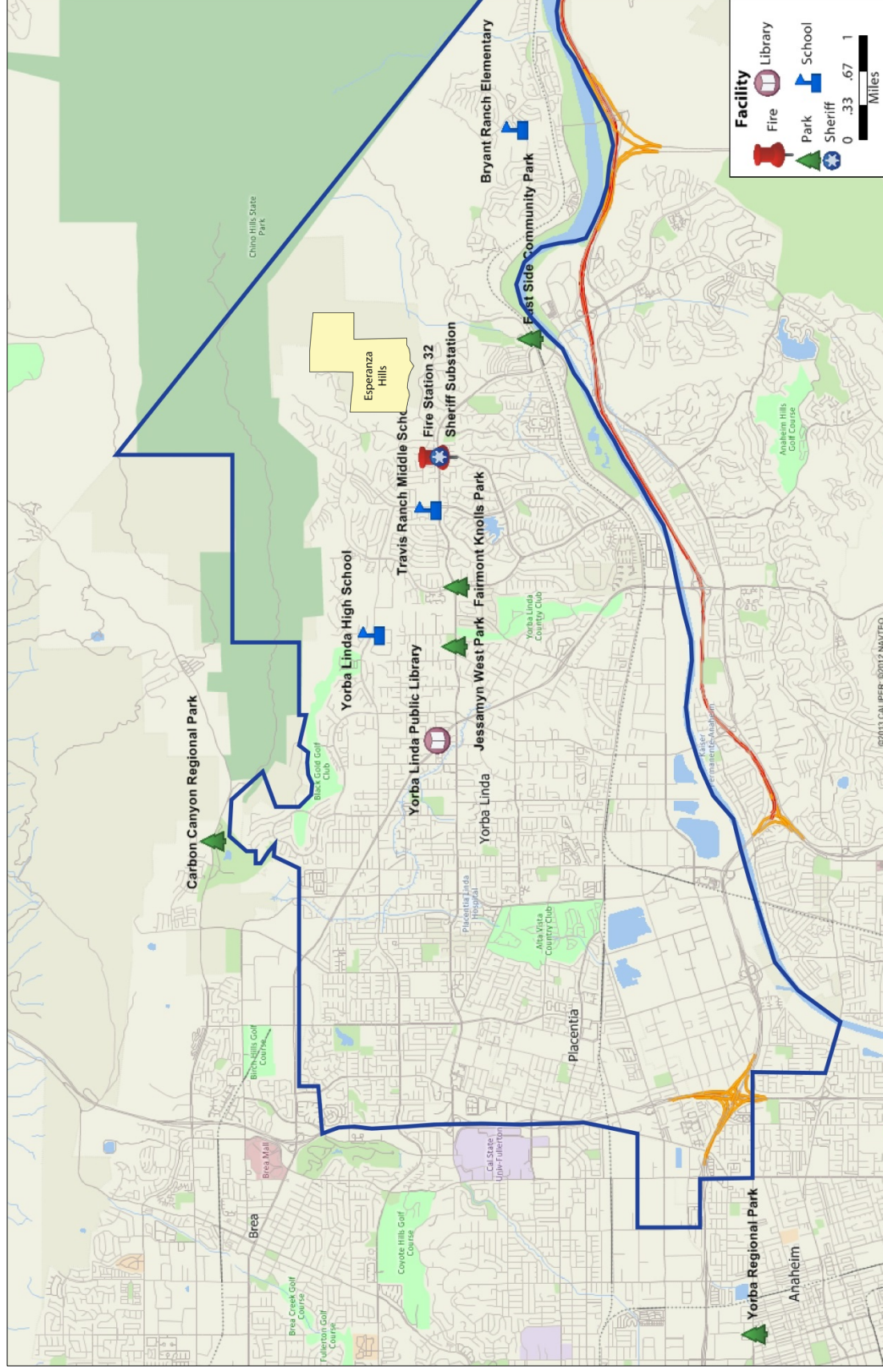


Exhibit 5-106 – Public Facilities Recreation Locations

In a report to the Orange County Grand Jury for 2011-2012, the OCFA reported that the response time standard used by the OCFA is to arrive in 7 minutes 20 seconds 80% of the time. Table 5-12-1 below depicts projected response times from fire stations in the Project Area.

**Table 5-12-1 OCFA Response Times Configuration**

Fire Station Number	Location	Estimated Travel Time/ Miles to Farthest Point in Project*		Total Response Time (1 min. dispatch and 1.3 min. turnout)	
		Option 1	Option 2	Option 1	Option 2
10	18422 E. Lemon Drive Yorba Linda, California	9.2 minutes/ 5.39 miles	7.9 minutes/ 4.6 miles	11.5 minutes	10.2 minutes
32	20990 Yorba Linda Boulevard Yorba Linda, California	4.7 minutes/ 2.74 miles	4.1 minutes/ 2.4 miles	7.0 minutes	6.4 minutes
34	1530 N. Valencia Avenue Placentia, California	13.4 minutes/ 7.82 miles	12.0 minutes/ 7.0 miles	15.7 minutes	14.3 minutes
35	110 S. Bradford Avenue Placentia, California	15.2 minutes/ 8.88 miles	14.1 minutes/ 8.2 miles	17.5 minutes	16.4 minutes
53	25415 E. La Palma Yorba Linda, California	8.4 minutes/ 4.91 miles	9.0 minutes/ 5.27 miles	10.7 minutes	11.3 minutes

\*based on an estimated average emergency response travel speed of 35 mph

Source: Fire Protection and Emergency Evacuation Plan by Dudek dated June 2013, Table 3, page 30

In addition to fire suppression and emergency services, the OCFA provides fire prevention services. The OCFA reviews all land use proposals prior to approval to assure that adequate fire and paramedic facilities will be available.

The proposed development lies within an adopted Very High Fire Hazard Severity Zone (VHFHSZ) for wildland urban interface fire risk, as designated by the County (refer to Exhibit 5-63 – Orange County Fire Authority Unincorporated Yorba Linda and La Habra Ember/Fire Hazard Severity Zones, page 5–276). Fire Hazard Severity Zones are geographic areas where human development meets or interacts with vegetative habitat consisting of the type and condition of topography, native vegetation, weather, and other relevant factors that would significantly increase the risk of uncontrollable fire spread from the ground via airborne embers. The Project Area has historically experienced wildfires, the most recent being the 2008 Freeway Complex Fire.

### 3. Schools

The Proposed Project Site is located within the Placentia-Yorba Linda Unified School District. The District boundaries are depicted on Exhibit 5-106 – Public Facilities Recreation Locations above.

Current attendance boundaries for the Project Site include the schools listed below. Attendance figures for 2012-2013 are included.

- Bryant Ranch Elementary (549 students)
- Travis Ranch Middle School (747 students)
- Yorba Linda High School (1,815 students)

Based on a “Residential Development School Fee Justification Study” prepared for the District and dated March 15, 2012, and using an adjusted district-wide student generation factor for single-family detached units and multi-family attached units, the student generation factors are as follows:

- Elementary school - 0.2134
- Middle school - 0.1236
- High school - 0.1826

In accordance with the District’s fee schedule for new development, impact fees are \$3.20 per square foot for residential development.

#### **4. Parks**

The parks component and requirements for the state, the county, and the City are discussed in detail in Section 5.13, Recreation (beginning on page 5-511). The Orange County General Plan notes that the Quimby Act (California Planning, Zoning and Development Laws, §66477) allows a jurisdiction to establish requirements for the dedication of local park acreage, in lieu fees, or a combination of both for residential development. The County requires development in unincorporated Orange County to dedicate 2.5 net acres of park land per 1,000 population.

In addition to Chino Hills State Park, which is located to the north/northeast of the Project Site, several parks and recreational amenities exist within proximity to the Project Site. These include:

- Jessamyn West Park, 19153 Yorba Linda Boulevard
- Fairmont Knolls Park, 4700 Fairmont Boulevard
- East Side Community Park, 5400 Eastside Circle
- Yorba Regional Park, 7600 E. La Palma, Anaheim
- Carbon Canyon Regional Park, 4442 Carbon Canyon Road, Brea

#### **5. Libraries**

The Yorba Linda City Library is located at 18181 Imperial Highway. An Orange County library is located at 1 Civic Center Circle in the City of Brea. These libraries provide the typical range of resources to serve the area residents. The Yorba Linda Library is currently inadequate to serve the current population. The Library Space Needs Assessment indicates a typical industry standard of 0.6 to 1.0 square feet of building space per person served.

## **6. Other Public Facilities – Hospitals/Medical Centers**

The Proposed Project will be served by several hospitals and medical centers in the area, including:

- Placentia-Linda Hospital, Placentia
- Kaiser Permanente, Anaheim
- OC-Anaheim Medical Center, Anaheim
- Yorba-Linda Immediate Care, Yorba Linda
- Western Medical Center, Anaheim
- St. Jude Hospital, Orange
- Children's Hospital of Orange County, Orange

### **5.12.2 Thresholds of Significance**

#### **1. County of Orange**

The County of Orange General Plan provides goals, objectives, and policies related to the provision of public services. However, the County has not adopted thresholds to identify significant impacts to such services. For purposes of this analysis, the applicable thresholds listed in CEQA Guidelines will be used. According to Appendix G of the CEQA Guidelines, the Proposed Project would have a potentially significant impact if it will result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection, police protection, schools, parks, libraries, or other public facilities.

#### **2. City of Yorba Linda**

The Yorba Linda General Plan (Yorba Linda GP) provides goals, objectives, and policies related to the provision of public services. However, the City has not adopted thresholds to identify significant impacts to such services. For purposes of this analysis, the applicable thresholds listed in CEQA Guidelines will be used. According to Appendix G of the CEQA Guidelines, the Proposed Project would have a potentially significant impact if it would result in substantial adverse physical impacts associated with the provision of or need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection, police protection, schools, parks, libraries, or other public facilities.

In addition, the City has an established rate of 4 acres per 1,000 population for parkland dedication. However, the requirement is satisfied in part by policies of the City and other governmental agencies that make 2 acres of park per 1,000 population available. The remaining two acres are provided for in the City's Zoning Code, which allows for the payment of a fee for each new dwelling unit when a building permit is

issued. The fee is then placed in a designated fund to be used for the acquisition and development of new, or improvement of existing, neighborhood parks, and recreational facilities.

### **5.12.3 Project Impacts Prior To Mitigation**

#### **1. Police Services**

The Orange County Sheriff's Department (OCSD) provides law enforcement services to the Project Area and the City, which is adjacent to the Proposed Project. As previously noted, the standard used by OCSD for response time is 6 minutes, 24 seconds 80% of the time. The OCSD continuously monitors growth throughout the County and re-evaluates the demand placed upon its service capabilities. During the January 2013 transition by the City to OCSD for police services, the County allotted six deputies to patrol unincorporated pockets within the City's Sphere of Influence (SOI). This is in addition to the 20 deputies assigned to patrol within the City boundaries. With the additional staffing now available, it is not anticipated that the Proposed Project itself will generate the need for additional service from the OCSD beyond the personnel recently expanded and in place, and no additional personnel or equipment will be required to serve the Proposed Project.

There will be no impact to the City if the Project Site is annexed in the future, because the City uses the OCSD and will likely continue to do so in the foreseeable future.

#### **2. Fire/Paramedic Services**

As detailed in the "Fire Protection and Evacuation Plan" (FPEP) prepared by Dudek (June 2013) and included herein as Appendix J, the likely over-estimated call volume generated by Esperanza Hills is up to 61 per year (0.17 per day) with up to 1.0 per year from fire related calls. The majority of the calls will be emergency medical service (EMS) and service calls. Based on Dudek's experience with analyzing call volumes and types of calls, the estimates calculated in the FPEP are likely very conservative because they incorporate data from OCFA jurisdiction-wide statistics, which include areas that are not similar to Esperanza Hills (e.g., older neighborhoods with older construction and older codes, different resident population characteristics, wildland, dense urban core, rural) and components that will not occur at Esperanza Hills. The proposed Esperanza Hills development is expected to result in fewer fire calls and about average medical emergency/rescue calls over time, as newer development is less prone to fire.

As further detailed in Section 5.7, Hazards and Hazardous Materials (beginning on page 5-275), the Proposed Project would result in potentially significant impacts on fire protection services and emergency response services due to the additional population, traffic, and structures that would be added within the Project Area. The Proposed Project would place additional demand on the number of emergency response incidents by OCFA fire and paramedic personnel.

The Proposed Project is situated within a Very High Fire Hazard Severity Zone (VHFHSZ) (e.g., foothills, non-irrigated former agricultural areas, and other lands containing combustible vegetation) and will require modification of the natural vegetation at its urban interface. A fuel modification zone (FMZ) is generally the outer boundary of the proposed development consisting of a wide strip of land where combustible vegetation has been removed and/or modified and partially or totally replaced with drought-tolerant, fire-resistant plants, and irrigated areas to provide an acceptable level of risk from wildland and vegetation fires. Generally, fuel modification plans vary in complexity, are project specific, and require coordination with and approval by OCFA.

The Proposed Project includes a minimum of 170 feet of fuel modification area as required by OCFA. Fuel modification will typically consist of OCFA Zones A, B, C and D, which are installed within property boundaries and will be serviced by an automatic irrigation system designed to maintain hydrated plants without over-watering or attracting nuisance pests. Due to the amount of land necessary for fuel modification, ten lots in both development options will require portions of the B, C, and D zones to extend onto adjacent properties. Three of these lots will require alternative materials and methods, because achievement of a full 170 feet of fuel modification is not possible. The proposed fuel modification areas are at minimum four times the predicted maximum flame lengths and up to eight times wider than the predicted flame lengths. The fuel modification will work in tandem with the other components of the fire protection system, including ignition-resistant construction, interior automatic sprinkler systems with attic heads in each structure, infrastructure upgrades, and water to supply enhanced ignition resistance and protection for the site's structures. The plant palettes for the open space between lots on the interior of the Proposed Project will be fire resistant and maintained by the HOA to minimize fire hazards.

As noted, the FPEP contains detailed fuel modification requirements that are discussed further in Section 5.7, Hazards and Hazardous Materials (beginning on page 5-275), including fuel modification plans included as Exhibit 5-70 – Conceptual Fuel Modification Plan, Option 1 (page 5-301) and Exhibit 5-71 – Conceptual Fuel Modification Plan, Option 2 (page 5-303). In addition to the FMZs, the Proposed Project would include two fire breaks in Blue Mud Canyon to be maintained by the Esperanza Hills Homeowners' Association. The first fire break will be 300 feet wide, located east of the existing road, at a point where firefighting efforts can use water to fight a fire from paved roads located to the north and south of the fire break area. The second fire break will be located to the east of the Cielo Vista property and will be 150 feet wide. The fire breaks will significantly affect fire behavior (spread rates and intensity) in this portion of Blue Mud Canyon and are projected to provide substantial benefits for neighborhoods south and west of the Proposed Project. See Exhibit 5-107 – FlamMap Fire Behavior Analysis, Option 1 and Exhibit 5-108 – FlamMap Fire Behavior Analysis, Option 2.



Between the fire breaks will be a mitigation area in Blue Mud Canyon that will consist of irrigated native and non-native vegetation which will be more fire resistant than purely native vegetation. The Blue Mud Canyon area will be maintained by the HOA to preserve the mitigation area and California friendly plant pallet that will surround the trail on the north side of the Canyon, leading to Chino Hills State Park.

The Proposed Project will include gravity flow fire hydrants and adequate water sources to suppress fires through the construction of two underground reservoirs on-site. In cooperation with the OCFA, the Project Applicant has designed evacuation routes, fuel modification plans, and project design features to reduce impacts from home fires and wildland fires. More detailed information regarding project design, fuel modification, and evacuation plans is included in Section 5.7, Hazards and Hazardous Materials (beginning on page 5-275). The homes will be required to comply with the 2010 California Building Code and the 2010 Fire Code, or the latest codes in place at the time of construction, and will have attic sprinkler heads, which is in excess of current requirements.

The Esperanza Hills Homeowners' Association will provide for an annual inspection of fuel modification zones to assess the site's fuel conditions, and will contract with the OCFA to perform the inspection. The homeowners' association will have an annual fire evacuation drill/fire exercise to ensure that proper safety standards have been implemented, community awareness, and preparation of individual and community-wide "Ready Set Go" plans. The Proposed Project will include a proactive community wildfire education program utilizing a multi-pronged approach to fire safety, including landscape/fuel modification, private property maintenance, "Ready, Set, Go!" preparations, and personal evacuation plans as further detailed in Section 5.7.

Emergency vehicle staging areas have been designed in three locations allowing five fire trucks in each of two areas with access to fire hydrants that are gravity fed directly from the water reservoirs to be constructed on-site. The third area will provide for such access by one fire truck. Firefighting access ways through the residential planning areas have been designed to provide access to the open space areas and Chino Hills State Park in accordance with OCFA standards for a VHFHSZ.

The Project Applicant shall continue to provide necessary plans and/or information relative to fire prevention and fuel modification to OCFA as part of the project approval process. Complete analysis of fire hazard potential and impacts is found in Section 5.7, Hazards and Hazardous Materials (beginning on page 5-275 of this DEIR), including mitigation measures requiring OCFA approval of proposed plans to minimize impacts. As shown in Table 5-12-1 - OCFA Response Times Configuration (page 5-495 above), local fire station response times are projected to range from a minimum of 6.4 minutes (Station 32) to a maximum of 17.5 minutes (Station 35).



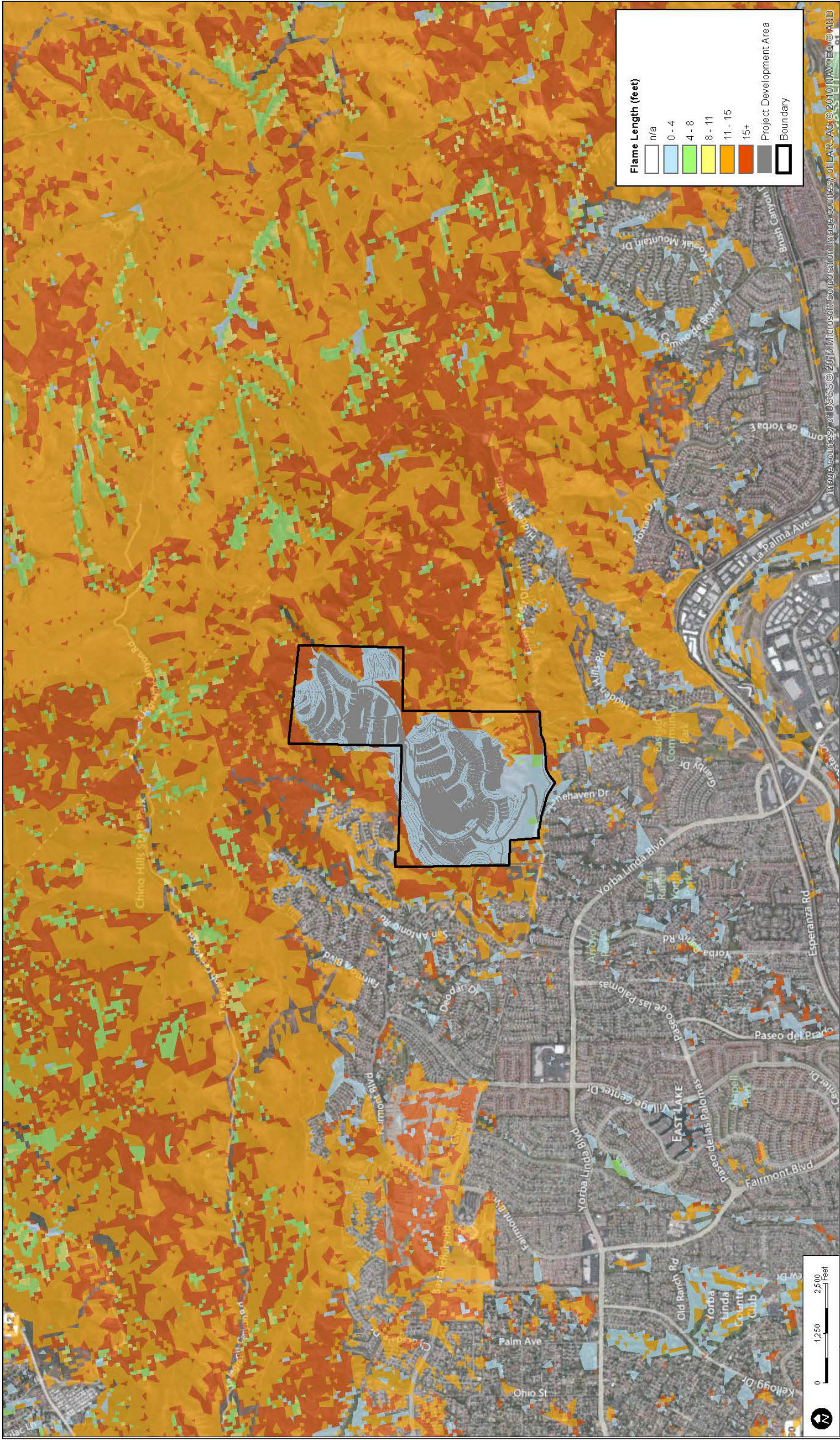


FIGURE 7

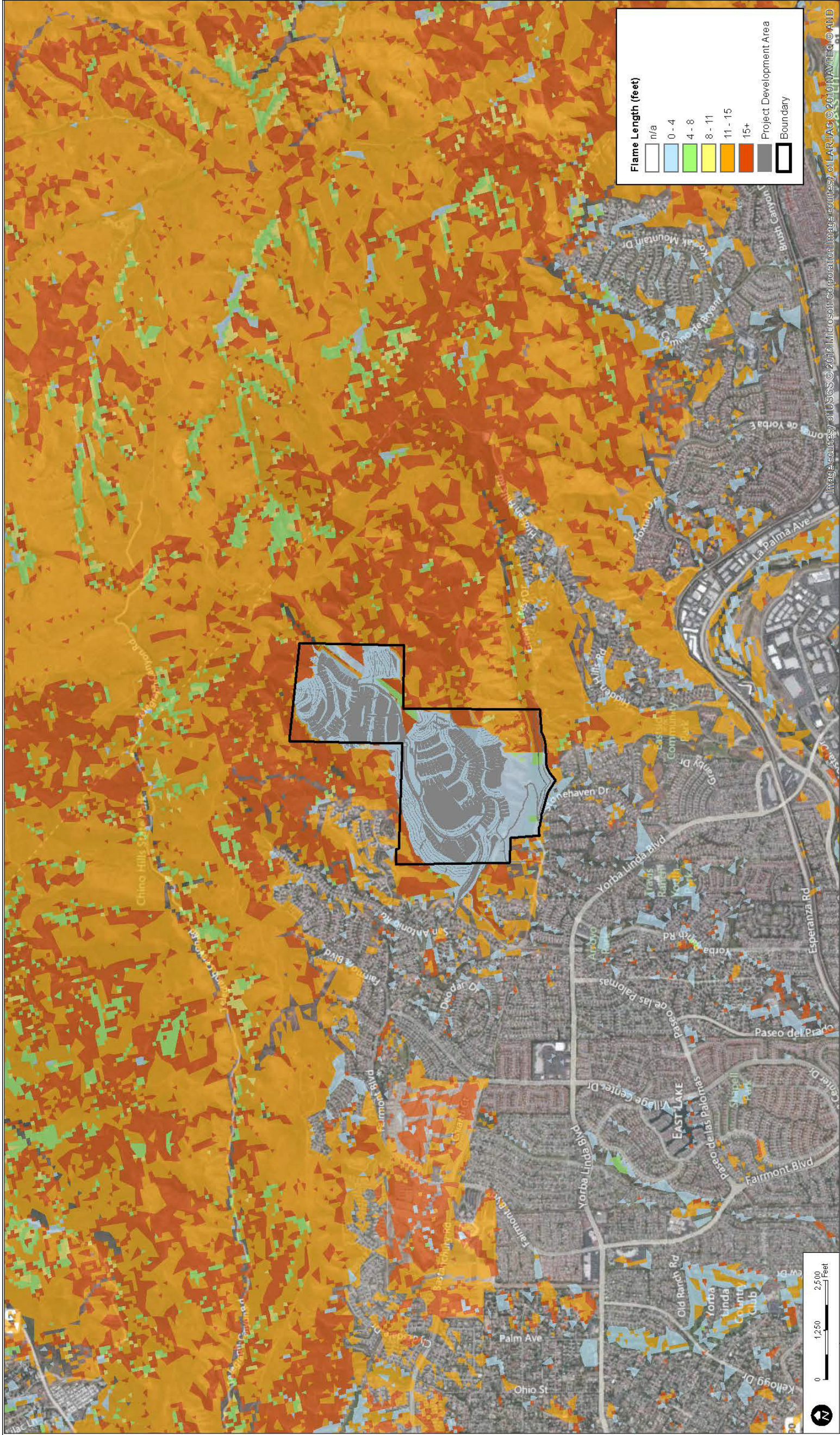
FlamMap Fire Behavior Analysis, Option 1 - Flame Length, Fall Fire

ESPERANZA HILLS FIRE PROTECTION AND EMERGENCY EVACUATION PLAN









**FIGURE 8**  
**FlamMap Fire Behavior Analysis, Option 2 - Flame Length, Fall Fire**

**DUDEK**  
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ESPERANZA HILLS FIRE PROTECTION AND EMERGENCY EVACUATION PLAN





In a letter dated January 17, 2013, received during the IS/NOP public review period, OCFA identified the potential need to increase capacity at existing Fire Station 10 through payment of fair share fees in order to meet the potential needs of the Proposed Project. In response to the NOP comment letter, the FPEP analyzed estimated calls and demand from the Proposed Project. The FPEP concludes that fire service levels are not expected to be significantly impacted, as adding .17 calls per day is not anticipated to be a significant impact on Station 10's ability to serve Esperanza Hills or existing communities within its primary response area. The FPEP found that the Proposed Project is not expected to cause a decline in the OCFA overall response times or service level. Currently, Stations 10 and 53 can respond in less than 10 minutes, which is above the standard of 7 minutes, 20 seconds 80% of the time. However, this response time is within reasonable limits 20% of the time. In the event that OCFA disagrees with the recommendations contained within the Dudek report, the Project Applicant will be required to enter into a Secured Fire Protection Agreement that will specify the Project Applicant's pro-rata fair share funding of capital improvements necessary to establish adequate fire protection facilities and equipment and/or personnel. The current fair share funding fee is \$600 per dwelling unit, which would result in a total of \$204,000 for the maximum proposed 340 residential units. Mitigation has been included herein to ensure that the fee requirements are met.

### 3. Schools

The Yorba Linda-Placentia Unified School District (District) has experienced a trend towards declining enrollment overall, with the trend continuing through its move-up growth projections through school year 2015-2016 as follows:

- School Year 2013-2014: -1%
- School Year 2014-2015: -4%
- School Year 2015-2016: -3%

Using the District single-family residential student generation factors, the Proposed Project is expected to contribute the following numbers of students based on the proposed construction of 340 residential units.

**Table 5-12-2 Student Generation**

School Level	Student Generation Factor	Number of Students
Elementary	0.2134	73
Middle	0.1236	42
High	0.1826	62
Total Students		177

Table 5-12-3 below depicts the existing student attendance, the projected attendance in school year 2015-2016, and the percentage decline. Overall projections for year 2015-2016 indicate a 3% decline in enrollment. As indicated by the statistics below for the three schools most likely to serve the Project Area, there will be a net loss of

186 students. The addition of 177 students with Project development will not negatively impact the existing facilities.

**Table 5-12-3 Student Attendance**

School	2012-2013 Attendance	2015-2016 Projected Attendance	Percent Change 2015-2016
Bryant Ranch Elementary	549	476	-4%
Travis Middle School	747	600	-6%
Yorba Linda High School	1,815	1,537	5%

As noted, the District requires the payment of developer fees in accordance with Senate Bill (SB) 50. In January 2012, the State Allocation Board increased the maximum residential school fee authorized by §17620 of the *California Education Code* from \$2.97 to \$3.20 per residential building square foot for unified school districts. A “Residential Development School Fee Justification Study” dated April 5, 2012, prepared by Dolinka Group, LLC concluded that the District was justified in levying the maximum residential fee of \$3.20 per square foot for all future residential development within its boundaries. To provide the required payment of fees, Mitigation Measure PS-2 has been included herein.

Payment of an appropriate school impact fee, along with the anticipated decline in enrollment, will ensure that there will be no significant impacts to schools with implementation of the Proposed Project.

#### 4. Parks

As discussed in Section 5.13, Recreation (beginning on page 5-511 the Proposed Project will provide either 13.16 acres (Option 1) or 12.18 acres (Option 2) of active and passive parks depending upon the access option selected. There will be nine parks throughout the community, each with a different theme commemorating the County of Orange’s agricultural heritage. The parks will be available to the public via pedestrian, bicycle, or equestrian access from existing or proposed trails. In addition, the Project proposes approximately seven miles of trails throughout the Project Area. Depending on the access option selected, approximately 140 to 150 acres of the site will be natural open space consisting primarily of existing canyons with intermittent water flow, ridgelines, and other undisturbed natural space.

##### a. County of Orange

The County of Orange General Plan identifies that the County’s Local Park Code strives to provide 2.5 acres of local park land for every 1,000 County residents. The Proposed Project will result in the addition of approximately 1,088 residents based on the current ratio of 3.2 persons per single-family household. Therefore, the provision of 12 to 13 acres of active and passive parks within the Project Area exceeds the County requirement, and the Proposed Project will have a positive impact on the County’s total inventory of parks.

**b. City of Yorba Linda General Plan**

The Yorba Linda GP identifies the possible future annexation of a 543-acre site known as the Murdock Property. Esperanza Hills is located within the Murdock Property. The General Plan used a figure of 9.0 acres of parkland within the Murdock property for planning purposes, noting the maximum density of one dwelling unit per acre. The City's general requirement for parkland dedication is 4 acres per 1,000 population. The parkland acreage for the Proposed Project will be in excess of the requirement identified in the City's General Plan as well as in excess of the amount of dedicated parkland identified for the larger Murdock Property site.

**5. Libraries**

**a. County of Orange**

The Orange County General Plan identifies a goal to ensure that an adequate level of library service is provided within the service area of the Orange County Public Libraries. There are currently in excess of 30 County libraries serving the cities and unincorporated areas of Orange County, in addition to the municipal libraries provided by individual cities. However, the nearest County library is in Brea, and it is likely that residents of the Proposed Project will use the Yorba Linda City Library.

**b. City of Yorba Linda General Plan**

As noted, the Project Area is served by two libraries – a County library in Brea and the Yorba Linda City Library. Both libraries are full-service libraries. The Yorba Linda City Library is currently under study for potential redevelopment. The current library contains 28,350 square feet. A new 50,820-square-foot facility is currently being considered to accommodate the average of 1,100 visitors per day. The proposed building is sized to serve a community of the General Plan build-out population of 70,000. This would meet the industry standard of 0.6 to 1.00 square feet of space per person served, even assuming that all City residents used the facility. A "Yorba Linda Public Library Strategic Plan 2010-2014" was developed to identify the needs, goals, and costs of building a new library. Site studies are being conducted to determine the most feasible location for the new facility. Funding has been in process for several years, and in August 2011, the City Council authorized \$29 million from various sources to construct a new facility. While additional visitors due to Project implementation could potentially cause impacts to the existing library facility, construction of a new library in the City would reduce any potential impact from the Project, and adequate facilities would be available to service the additional population.



## 6. Hospitals

A number of hospitals and medical facilities serve the area, and the additional population provided by the Proposed Project can be accommodated due to the regional nature of such facilities. The number of people requiring such services at any one time will be minimal.

### 5.12.4 Mitigation Measures

- PS-1 Prior to issuance of the grading permit, if deemed necessary by the Orange County Fire Authority, the Project Applicant shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority providing for payment of fair share fees for impacts to capital and infrastructure needs.
- PS-2 Prior to issuance of building permits, the Project Applicant will be required to comply with Senate Bill 50 and pay the applicable school impact fees as adopted by the Placentia-Yorba Linda Unified School District.

### 5.12.5 Level of Significance after Mitigation

Implementation of the Proposed Project would not result in significant adverse impacts to the provision of adequate public services, as detailed below.

1. **Fire Protection** – A Fire Protection and Evacuation Plan has been adopted to assist in providing measures that will decrease the likelihood of fire spreading through fuel modification and use of drought-tolerant and fire-resistant vegetation. The Proposed Project will contribute fair share fees for capital and infrastructure needs.
2. **Police Protection** – The City of Yorba has recently transitioned police protection services to the Orange County Sheriff's Department resulting in the addition of several staff members to serve the City and the unincorporated County areas. Additional staff will not be required to serve the Proposed Project area.
3. **Schools** – The Placentia-Yorba Linda Unified School District has identified a declining enrollment, resulting in a less than significant impact with the inclusion of students generated by the Proposed Project and the adjacent Cielo Vista proposed project.
4. **Parks** – The Proposed Project has been designed with nine parks within Esperanza Hills to serve the residents and the public. A number of regional parks and trails are located in the immediate area, as well as Chino Hills State Park. Adequate recreational opportunities exist, and no new facilities will be required with implementation of the Proposed Project.
5. **Other Public Facilities/Hospitals** – Adequate public facilities exist in the area to serve the additional population resulting from the Proposed Project and other

proposed projects in the area. Hospitals and medical centers in the surrounding communities will provide adequate care, and no impacts will occur.

Mitigation Measures PS-1 and PS-2 will ensure that coordination and payment of required fees would occur with public service providers to minimize potential impacts due to the implementation of the project as proposed.

#### **5.12.6 Cumulative Impacts**

The Proposed Project has been designed to include features and technologies to assist the police and fire departments to protect Project residents and residents of adjacent communities. As noted, additional personnel has been added to OCSD staff to cover the City and unincorporated areas. “Reverse 911” will be implemented for incidents requiring quick notification. The OCSD has proposed an evacuation plan to allow police, fire, and residents to exit the area more effectively.

In addition, the Proposed Project is required to pay fair share fees for new or expanded facilities or services. While adequate school facilities exist, and a trend towards declining enrollment has been identified, local schools will receive additional funding from the developer as required by Senate Bill 50. Using the generation factors identified in Table 5-12-2, Student Generation, above, the proposed Cielo Vista project will add approximately 58 students. As noted, declining enrollment could result in a loss of 186 students at the three schools analyzed herein. Cumulatively, the Proposed Project and the proposed Cielo Vista project could result in a net addition of 49 total students within the three schools (grades K through 12). While several other proposed projects could cumulatively contribute to the District as a whole, each development will be required to contribute fair share fees to offset any impacts.

Provision of parks far exceeds the County requirement based on projected population for the Proposed Project. Existing and planned libraries will be capable of providing service to the additional residents resulting from the Proposed Project, particularly with the planned construction of a new library in the City of Yorba Linda. Impacts are fully mitigated with implementation of the proposed mitigation measures. Therefore, there will be no cumulative impacts related to public services with implementation of the Proposed Project.

#### **5.12.7 Unavoidable Adverse Impacts**

Mitigation has been included to reduce potential impacts to a level of insignificance for project operational and cumulative conditions. Therefore, no significant unavoidable impacts will result from project implementation.